

335 0015

TARYN PLACE

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC 34, TWP. 33 N, R1 E, W.M.
CITY OF OAK HARBOR
ISLAND COUNTY, WASHINGTON

BASIS OF BEARING

SHORT PLAT NO. 8427, 133446148, AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 305 OF THE RECORDS OF ISLAND COUNTY WASHINGTON. LINE HELD WAS THE NE 1/4, NE 1/4 SECTION LINE BEARING N 85°00'18" W.

UNPLATTED

UNPLATTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.77	N10°07'39"W
L2	10.34	N27°11'09"E
L3	16.94	S01°29'42"W
L4	22.31	N10°07'39"W
L5	20.39	N68°40'26"E

LEGEND

- SET JEPSON REBAR AND CAP #9361
- SET CONC MON IN CASE
- FND. CONC PIPE
- FND. CONC MON. IN CASE
- XXXX ADDRESS

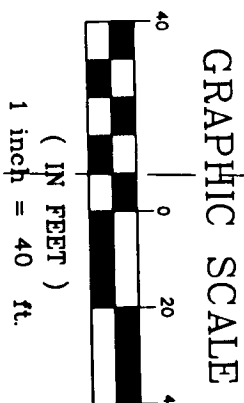
3 PLAT
2 OF
1 SHADOW
1 GLEN
1 BOOTH ST.

1 DIV. NO. 1
1 PLAT OF SHADOW
1 GLEN DIV. NO. 1

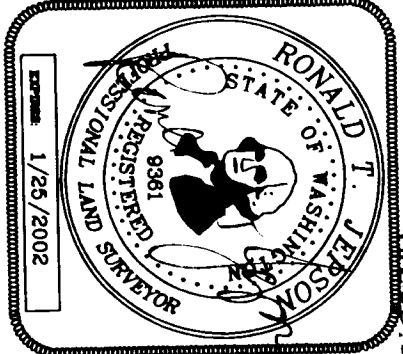
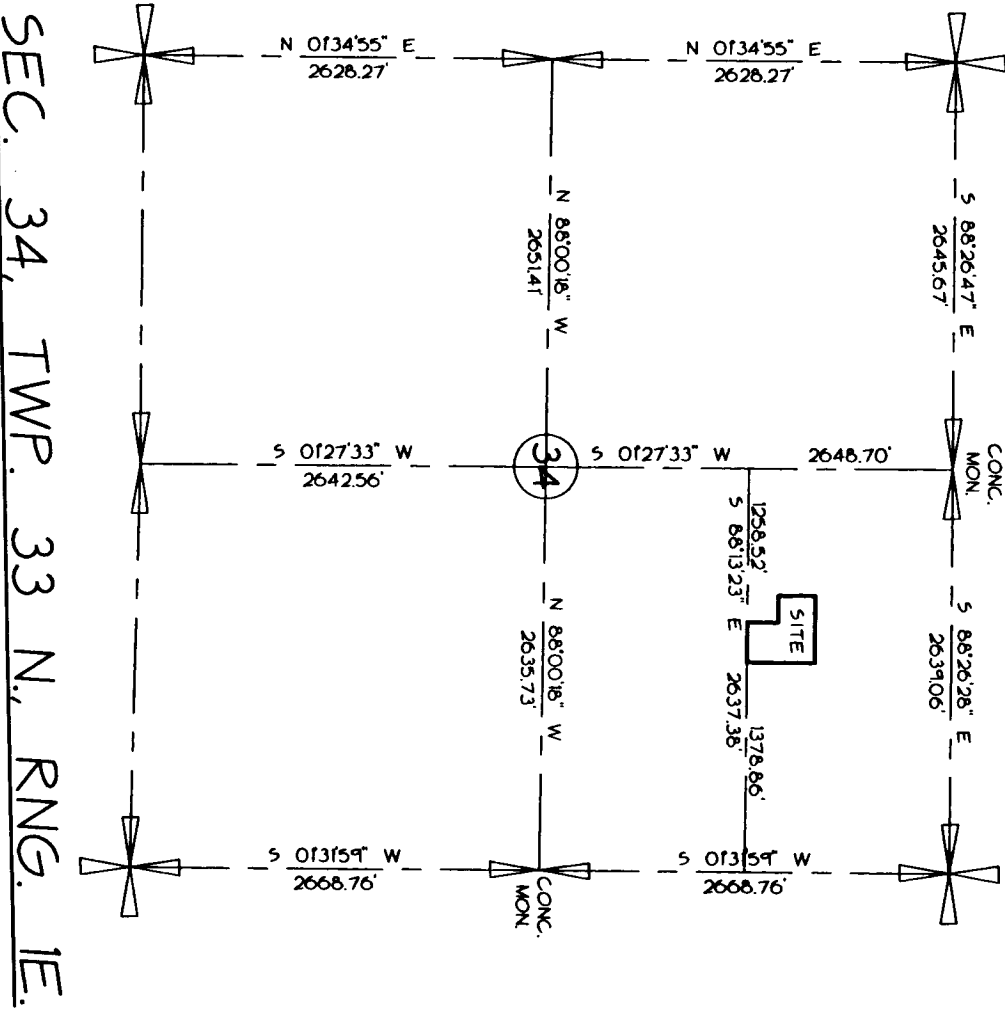
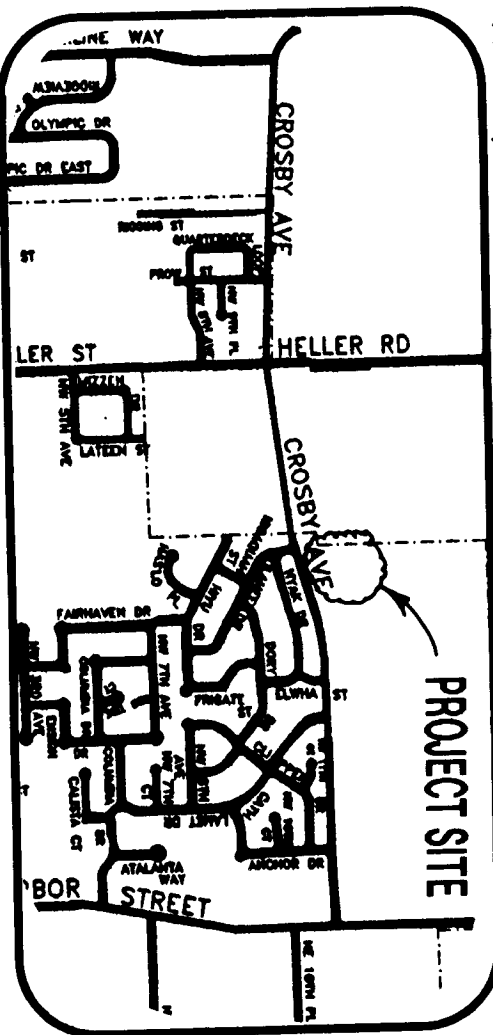
SURVEY EQUIPMENT + PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION 12-99

SHEET 3 OF 3



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	35.57	20.00
C2	77.21	75.00
C3	11.53	105.00
C4	72.77	105.00
C5	45.08	105.00
C6	37.80	47.00
C7	33.94	47.00
C8	31.09	47.00
C9	29.33	25.00
C10	67.77	55.00
C11	52.24	125.00
C12	30.00	125.00
C13	46.43	125.00
C14	27.26	20.00



RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE C, PH. # 360.733.5160, FAX # 360.641.8339,
E-MAIL JEPSON22@AOL.COM, BELLINGHAM, WASHINGTON 98225

99003

TARYN PLACE
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SEC 34, TWP. 33 N, R1 E, W.M.
CITY OF OAK HARBOR
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 1 E, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 60 FEET WEST AND 4026 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER THENCE NORTH 12°42' EAST 394.75 FEET THENCE NORTH 88°13'25" WEST 435.01 FEET THENCE SOUTH 12°42' WEST 240.01 FEET THENCE NORTH 88°13'25" EAST 175.00 FEET THENCE SOUTH 12°42' WEST TO THE NORTH BOUNDARY OF CROSSBY ROAD THENCE EASTERLY ALONG SAID NORTH BOUNDARY 260.30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF OAK HARBOR, PUGET SOUND ENERGY GENERAL TELEPHONE CO. OF THE NORTHWEST, CASCADE NATURAL GAS CORPORATION'S POSTAL SERVICE, TELECOMMUNICATIONS INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE FRONT 10 FEET OF EACH TRACT ADJUTING THE STREETS AS SHOWN HEREIN PLATTED IN WHICH TO INSTALL LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UNDERGROUND CONDUITS, CABLES, WIRES AND VAULTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED, ALSO AN EASEMENT IS GRANTED TO THE CITY OF OAK HARBOR UNDER AND UPON LOTS 9 AND 11 AS SHOWN ON SHEET 2 OF 2 IN WHICH TO INSTALL LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE A SANITARY SEWER LINE, MANHOLE AND OTHER EQUIPMENT, TOGETHER WITH THE RIGHT TO ACCESS AT ALL TIMES FOR THE PURPOSES STATED

ALSO A 30 FOOT EASEMENT OVER LOTS 2 AND 3 FOR ACCESS AND UTILITIES FOR EXISTING HOUSE #660.

DEDICATION AND DECLARATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF TARYN PLACE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, EASEMENTS, AND PUBLIC SITES SHOWN ON THIS PLAT. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILL UPON LOTS, BLOCKS AND TRACTS FOR ANY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION DRAINAGE AND MAINTENANCE OF SAID ROAD.

MARK CROSS

Gallen Ludtke

LYNN CROSS

Debra Ludtke

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS.
COUNTY OF WHATCOM)
ON THIS ____ DAY OF ____ 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ____

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DEDICATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT ____

ACKNOWLEDGEMENT

STATE OF ____)
COUNTY OF ____)
THIS IS TO CERTIFY THAT ON THE ____ DAY OF ____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED OF ____
A CORPORATION TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

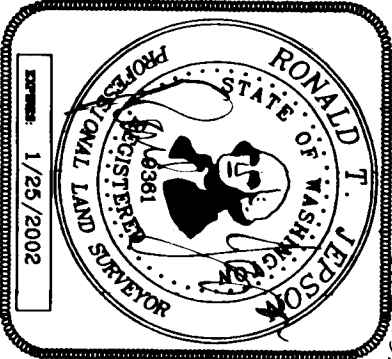
NOTARY PUBLIC IN AND FOR THE STATE OF ____ RESIDING AT ____

ACKNOWLEDGEMENT

STATE OF WASHINGTON) SS.
COUNTY OF WHATCOM)
ON THIS 3rd DAY OF April 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Mark Cross
Lynn Cross, Galen Ludtke, Debra Ludtke
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DEDICATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Sedro Woolley
NOTARY PUBLIC
STATE OF WASHINGTON, N
JUDY KENAMANS
My Appointment Expires April 8, 2002



PARCEL NO. R13334-425-3740
RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.
222 GRAND AVE. SUITE C, PH. • 360.1335160, FAX • 360.6418339,
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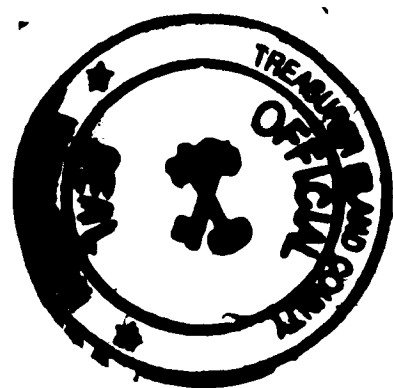
TARYN PLACE

A PORTION OF THE NW 1/4 OF THE NE 1/4, OF SEC 34, TWP. 33 N, R1 E, W.M.
CITY OF OAK HARBOR
ISLAND COUNTY, WASHINGTON

TREASURER'S CERTIFICATES

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR 2000.

Maxine R. Sauter
MAXINE R. SAUTER
ISLAND COUNTY TREASURER Deputy



APPROVALS

EXAMINED AND APPROVED THIS 12th DAY OF April 2000.

Ryan Goodman
RYAN GOODMAN, PE
OAK HARBOR CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT TITLED "TARYN PLACE" IS DULY APPROVED BY THE CITY OF OAK HARBOR PLANNING COMMISSION THIS 12th DAY OF April 2000.

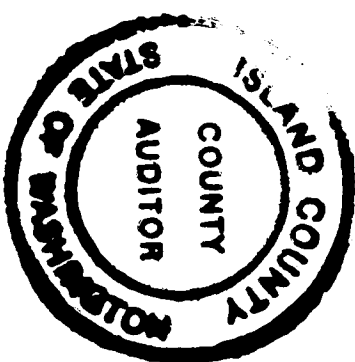
Bruce Van Tassel
BRUCE VAN TASSEL, CHAIRMAN
OAK HARBOR PLANNING AND COMMUNITY

WE HEREBY CERTIFY THAT THIS PLAT TITLED "TARYN PLACE" IS DULY APPROVED BY THE CITY COUNCIL OF OAK HARBOR THIS 12th DAY OF April 2000.
Steve Cole
MAYOR OF OAK HARBOR
Henry J. Brown
CLERK OF OAK HARBOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 12th DAY OF April 2000.

Douglas A. Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR



CERTIFICATE OF TITLE
Recorded April 14, 2000, in Volume 335
Page 190 under Assessor's File No. 20006571
Records of Island County, Washington

SHEET 1 OF 3

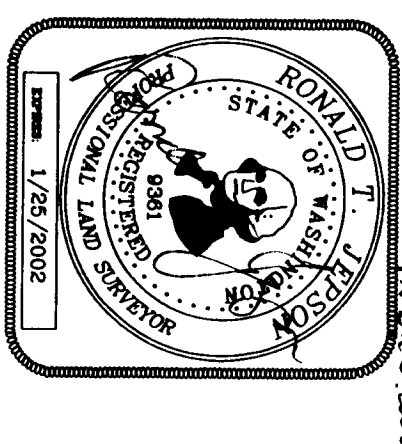
NOTES:

1. CERTIFICATION, AS CONTAINED HEREIN, COMPRISES THE DECLARATION OF THE SURVEYOR'S PROFESSIONAL JUDGMENT. IT DOES NOT CONSTITUTE A WARRANTY OR A GUARANTEE, EXPRESS OR IMPLIED, NOR DOES IT RELIEVE ANY OTHER PARTY OF HIS RESPONSIBILITY TO ABIDE BY CONTRACT DOCUMENTS, APPLICABLE CODES, STANDARDS, REGULATION, AND ORDINANCES.
2. ALL LOT CORNERS AND THE POINTS OF CURVATURE ARE MARKED ON GROUND WITH A REBAR AND PLASTIC PLUG MARKED "LS 9361" UNLESS NOTED OTHERWISE.
3. NO PERMANENT BUILDING, DECK, FENCING OR OTHER STRUCTURE SHALL BE ERECTED WITHIN THE 25 FT. LANDSCAPE BUFFER.
4. NO DIRECT VEHICULAR ACCESS TO CROSBY ROAD FROM THE LOTS OR TRACT IN THIS PLAT SHALL BE ALLOWED.
5. NATURAL VEGETATION IS TO REMAIN WITHIN THE 25 FT. LANDSCAPE BUFFER, EXCEPT TREES DETERMINED TO BE A HAZARD MAY BE REMOVED, SUBJECT TO APPROVAL BY THE CITY OF OAK HARBOR, SAID BUFFER BEING ADJACENT TO CROSBY ROAD.
6. MAINTENANCE, UPKEEP AND REPAIR OF COMMON AREA AND ANY FACILITIES THEREON SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION.
7. IF THE ASSOCIATION DISBANDS, PROPERTY OWNERS WILL BECOME RESPONSIBLE FOR UPKEEP AND BEST MANAGEMENT PRACTICES OF THE DETENTION FACILITY AND THE 25' BUFFER.
8. DRAINAGE TRACT IS DESIGNATED AS COMMUNITY OPEN SPACE FOR USE AS A DRAINAGE DETENTION POND AND IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS/HOME-OWNERS ASSOCIATION.

SURVEYOR'S CERTIFICATE

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "TARYN PLACE" IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW, THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON, THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, OR PLACED UPON COMPLETION OF CONSTRUCTION.

Ronald T. Jepson
RONALD T. JEPSON, P.L.S. #4361



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Ronald T. Jepson
THIS 14th DAY OF April 2000 AND RECORDED IN PLATS
UNDER AUDITOR'S FILE NO. 20006572 RECORDS OF ISLAND COUNTY,
WASHINGTON Vol. 13 P. 190-192

Suzanne Sinclair
SUZANNE SINGLAR
ISLAND COUNTY AUDITOR

Deputy County Auditor
DEPUTY COUNTY AUDITOR

Parcel No. R13394-435-3740

99003

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CONSULTING ENGINEERS/LAND SURVEYORS/PROJECT MGMT. & DEV.
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